

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

September 12, 2013

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, September 17, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Director, HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of September 10, 2013.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Retain Board Attorney – Contract awarded to Ganz & Sivin, LLP(David L. Ganz)
5. Swear in Staff
6. Correspondence:
7. Old Business:
8. New Business:

9. Review and discussion of amendments to the Morris Canal Redevelopment Plan. Summary: prohibit liquor stores. **Approved and recommended to City Council for Adoption.**

10. Review and discussion of the 15 East Linden Avenue Study Area to determine if it qualifies as an area in need of rehabilitation. **Approved and recommended to City Council for Adoption..**

11. Review and discussion of amendments to the Danforth Avenue Transit Village Redevelopment Plan to include 15 East Linden Avenue and to allow the Port Industrial zoning to overlay the redevelopment plan area. **Approved and recommended to city Council for Adoption..**

12. Review and discussion of amendments to the Ninth and Brunswick Redevelopment Plan. Changes to the density bonus provisions, height requirements, and parking/loading standards. **Approved and recommended to City Council for Adoption.**

13. Case: P13-064 Preliminary & Final Site Plan
Applicant: 110 Hoboken Ave Development Urban Renewal Co
Attorney: Donald Pepe, Esq.
Review Planner: Maryann Bucci-Carter, PP, AICP
Address: 110 and 127-137 Hoboken Avenue
New Block: 6001 Lot: 10, 11
Zone: Jersey Avenue Park; R-3 Zone; Medical District; Palisades Preservation Overlay
Description: Two (2) Residential multi-family Mixed-Use Buildings; North Building 308 DU; South Building 260 DU, two (2) landscaped park areas for public use;7,160SF of retail space; and an on-site interior screened parking garage.
Variance: Maximum Height of Less than 8 ft
Decision: Approved with conditions.

14. Case: P13-043 Minor Subdivision
Applicant: International Chain Enrico Corp.
Attorney: Michael Kates
Review Planner: Jeff Wenger
Address: 255 Baldwin Ave
Block: 10803 Lot: 27
Zone: Journal Square 2060 Redevelopment Plan
Description: Subdivision of one lot into two new lots.
Decision: Approved.

15. Case: P13-048 Minor Subdivision with deviations
Applicant: Avner Netter
Attorney: Michael Kates
Review Planner: Jeff Wenger
Address: 11 West Street & 512 Summit Avenue
Block: 9605 Lot: 2 & 6
Zone: Journal Square 2060 Redevelopment Plan
Description: Subdivision of two lots into two new lots.
Deviation: Lot area, lot width, lot depth.
Decision: Approved.

16. Case: P10-057 Preliminary & Final Major Site Plan with “c” variances
Applicant: Alexander Briukhan
Attorney: Alexander Fishbeyn, Esq.
Review Planner: Kristin Russell
Address: 156 Broadway
Block: 9103 Lot: 1
Zone: I - industrial
Description: rehabilitation of an existing gas station with convenience store and new truck wash
Variances: car was parking, signage (size)
Decision: Approved with conditions.

17. Case: P13-017 Minor Subdivision with variances
Applicant: Cavin & Satish Ramrup
Attorney: George Garcia
Review Planner: Kristin Russell
Address: 52-54 Pamrapo Ave.
Block: 29801 Lot: 65
Zone: R-1 one- and two-family residential
Description: Subdivision of one lot into two conforming lots
Deviations: Side yard
Carried to September 24. 2013 Regular meeting

18. Case: P11-046.1 Site Plan Amendment
Applicant: Genesis Ocean Urban Renewal Co., LLC
Attorney: George Garcia
Review Planner: Jeff Wenger
Address: 441-457 Ocean Avenue & 79-81 Dwight Street
Block: 25804 Lot: 17-23
Zone: Turnkey Redevelopment Plan Area
Description: Amendment to remove 1 floor and 10 units for a new 4 story, 54 unit residential building with 24 parking spaces and retail
Decision: Approved.
19. Case: P13-047 Preliminary and Final Major Site Plan with Deviations
Applicant: Star Snacks Co., LLC
Attorney: Thomas O'Connor
Review Planner: Jeff Wenger
Address: 105 Harbor Drive and 107 Industrial Drive
Block: 30307 Lot: 5&7
Zone: Greenville Industrial Redevelopment Plan
Description: Construction of new 1 story addition between existing industrial warehouses.
Deviations: Minimum side yard, minimum rear yard.
Decision: Approved.
20. Case: P13-041 Preliminary and Final Major Site Plan with Deviations
Applicant: M&H Developers, LLC
Attorney: Charles Harrington
Review Planner: Jeff Wenger
Address: 15-23 Oakland Ave & 12-20 Cook Street
Block: 8102 Lot: 9-12, 21, 23
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story, 130 residential unit building with ground floor retail.
Deviations: Building stepbacks, minimum sidewalk width.
Decision: Approved.
15. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
1. Resolution of the Planning Board of the City of Jersey City Authorizing and Approving the appointment of Legal Counsel to the Planning Board to Ganz & Sivin, LLP (David L. Ganz) for the period beginning September 10, 2013 through December 31, 2013.
 2. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P13-054 submitted by New Cingular Wireless(2 Columbus Drive).
 3. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan # P13-055 submitted by New Cingular Wireless (355 Grand Street).
 4. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan with Deviations # P13-03 submitted by Mark Venice (138 Essex Street).
 5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Site Plan # P13-008 submitted by 267 Baldwin Ave., JC,LLC (267 Baldwin Avenue).
 6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary& Final site Plan # P13-053 submitted by 360 9 Street, LLC (364 Ninth Street).
 7. Resolution of the Planning Board of the City of Jersey City Approving Preliminary Site Plan #P13-021 submitted by AHM Housing Associates IV, LLC (320 Duncan Avenue).
 8. Resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision # P13-021 submitted by AHM Housing Associates IV, LLC (320 Duncan Avenue).
 9. resolution of the Planning Board of the City of Jersey City Approving Minor Subdivision with "c" Variance submitted by Chipandra Patel (130 Hopkins Ave /131 Beacon Ave.).
16. Executive Session, as needed, to discuss litigation, personnel or other matters
17. Adjournment

ROSEANNA PETRUZZELLI, CHAIRWOMAN, PLANNING BOARD